

**City of Fort Lauderdale Planning and Zoning Board STAFF REPORT****Case #6-P-04****October 20, 2004**

<b>Applicant</b>	DFS International, Dixie Townhome Villas	
<b>Request</b>	Plat Approval	
<b>Location</b>	1740 N. Dixie Highway	
<b>Legal Description</b>	Acreage in Section 35, Township 49 South, Range 42 East	
<b>Property Size</b>	0.216 acres	
<b>Zoning</b>	RMM-25	
<b>Existing Land Use</b>	Vacant	
<b>Future Land Use Designation</b>	Residential Medium-High	
<b>Comprehensive Plan Consistency</b>	<b>Consistent-</b> Proposed four unit residential development is within the density limitations of Medium-High Land Use Designation	
<b>Other Required Approvals</b>	City Commission (by Resolution)	
<b>Applicable ULDR Sections</b>	Sec. 47-24.5, Subdivision Regulations	
<b>Notification Requirements</b>	Sign posting within 15 days of meeting (Sec .47-27.4.A.1.)	
<b>Action Required</b>	Recommend approval or denial of the Plat to City Commission	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Michael B. Ciesielski, Planner II	
<b>Authorized By</b>	Chris Barton, AICP, RLA, Principal Planner	
<b>Approved By</b>	Mark LaFerrier, AICP, Planning & Zoning Director	

**Request:**

This is a request to plat a 0.216 acre parcel of land for the purpose of constructing a four unit residential development. This unplatted parcel of land is located at 1740 N. Dixie Highway, which is on the east side of Dixie Highway between NE 18<sup>th</sup> Street and NE 17<sup>th</sup> Court.

**Property/Project Description:**

The plat contains a note that restricts the property to “four (4) townhouse units”. Townhouse development is permissible in this (RMM-25) zoning district, as long as the proposed development does not exceed a density of 25 dwelling units per acre. Single family dwellings, cluster dwellings, zero-lot-line dwellings, duplex dwellings, coach homes and multifamily dwellings area also permitted within this district.

This plat was reviewed by the Development Review Committee at its April 13, 2004 meeting. All comments have been addressed and signoffs from the City Surveyor, the Engineering Design Manager, and the Planning Department have been obtained.

Pursuant to the Sec. 47-25.2.F., Adequacy Requirements, residential plats are required to contribute a minimum of three (3) acres property per one thousand (1,000) residents, or a cash equivalent value. As stated in the DRC comments for this proposed plat, the applicant will be required to pay a cash equivalent value of three thousand and twenty-four (\$3,024) dollars towards a Parks and Open Space Impact Fee prior to receiving sign-off of the Plat by the Planning & Zoning Board Chairman.

**Comprehensive Plan Consistency:**

Consistent with Land Use Element, Objective 5 which states “the City’s subdivision regulations shall be consistent with Broward County regulations, including platting requirements”. This plat is consistent with County regulations.

**Planning & Zoning Board Review Options:**

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation (approval or denial) to the City Commission.

**Staff Determination:**

The proposed plat meets the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.

Staff recommends approval of the plat request with the condition that the applicant will be required to pay a Park Impact Fee of three thousand and twenty-four (\$3,024) dollars and that this impact fee must be paid prior to final sign-off by the Planning & Zoning Board Chairman.